

DEPARTMENT OF ADMINISTRATION
OFFICE OF FACILITIES AND PROPERTY MANAGEMENT

DOCKING STATE OFFICE BUILDING

GENERAL INFORMATION

Docking State Office Building, located west of Kansas State Capitol, between 9th Street & 10th Avenue and Harrison Street & Topeka Boulevard, was originally constructed in 1957.

The twelve-story, steel-framed building composition of three-levels with subsequent nine-level tower provides approximately 440,000 gross square feet of building area above grade. Two additional below grade levels, of approximately 124,000 gross square feet, house a utility plant serving heating and cooling to multiple buildings of the vicinity, within what is commonly considered the Capitol Complex.

While the existing below grade utility plant remains a valuable resource, the majority of upper levels are currently vacated with minimal active building services beyond the first floor.



State agencies, housed in this building since inception over sixty years ago, have found occupancy in alternate facilities, thus leaving the building primarily vacant. This void has impressed a need to consider what must be the future of this property.

CONSIDERATIONS

- Retain utilization of utility plant housed in the below grade basement and subbasement providing heating and cooling to the Kansas State Capitol and multiple other buildings of the Complex
- Selective upgrades and replacement of existing utility plant equipment
- Selective demolition options shall consider, but not be limited to, removal of the tower, removal of the tower and portions of the first three base levels, and consideration of removal for all building areas above grade to ground level
- Newly designed areas may be designated for State of Kansas occupancy only; with potential consideration of design with support space for lease to private sector
- Space shall be available for State of Kansas functions, and may include office space, conference rooms or conference center, catering kitchen, retail to support new occupants, art display space, among other recommendations of potential occupants of the building to be offered
- Occupants shall additionally include The Kansas Capitol Police and OFPM's construction, warehouse and HVAC departments
- Salvage of select existing building materials, including four relief sculptures on the four facades of the building for incorporation into new design
- Access to dock area is a priority throughout demolition and reconstruction
- Coordination for use of existing parking lot south of property and retained use of drop-off area north of existing building
- Design within current building codes and standards; with preliminary analysis of life safety systems compliance
- Estimate construction cost and scheduling for each option
- Construction delivery considerations

DELIVERABLES

The Program shall consists of three options for the reconstruction clearly outlining features for each option.

Deliverables, for distribution, shall include eight bound print sets and four flash drives of full content.

Renderings shall be incorporated as requested.

SCHEDULE

Milestones and deliverables are due on or before scheduled dates as follows:

Proposal review for shortlist selection by State Building Advisory Commission	June 12, 2019
Pre-interview site review and extension of building plan documentation	June 19, 2019
Interviews	Early to Mid-July
Fee Negotiations	Mid-August
Preliminary Programming and Cost Estimates	Late-October
Final Program for review of the Joint Committee for State Building Construction	January 13, 2020